

FIRST SHAUGHNESSY ADVISORY DESIGN PANEL MINUTES

DATE: April 20, 2017
TIME: 4:00 pm
PLACE: Town Hall Meeting Room, Vancouver City Hall

PRESENT: MEMBERS OF THE FIRST SHAUGHNESSY DESIGN PANEL:

David Cuan	Chair, Resident, SHPOA
Mollie Massie	Vancouver Heritage Commission
Joanne Giesbrecht	REBGV
Donna Chomichuk	BCSLA
John Madden	Resident
Mamie Angus	Resident
Nicole Clement	Resident, SHPOA
Tim Ankenmen	AIBC
Michael Leckie	AIBC
Lu Xu	BCSLA
Robert Miranda	Vice chair, Resident

CITY STAFF

Susan Chang	Development Planner
Ji-Taek Park	Development Planner

LIAISONS:

George Affleck	City Councillor
----------------	-----------------

REGRETS:

Frank Shorrock	Resident, SHPOA
Catherine Evans	Park Board Commissioner
Melissa de Genova	City Councillor
Kathy Reichert	Resident
Pamela Lennox	Resident, SHPOA

RECORDING

SECRETARY: Camilla Lade

ITEMS REVIEWED AT THIS MEETING

1. 1299 West King Edward Ave

Business Meeting

Chair Cuan called the meeting to order at 4:00 pm and noted the presence of a quorum.

Business:

- The Panel passed a motion to seek reinstating Panel review at the enquiry stage as an option for applicants.

Project Updates:

- Due to time constraints project updates were deferred to the following meeting.

Review of Minutes:

March 9, 2017 – Passed with amendments.

The Panel considered one applications for presentation

Address:	1299 West King Edward Ave
Description:	New Build – non protected property
Review:	First
Architect:	Regeneration Design Studio
Delegation:	

Planning Comments:

The site is relatively flat, corner lot fronting West King Edward and Hudson Street on non-protected property. The proposal is a new two storey single family dwelling with a secondary suite and a three car accessory building at the rear of the lot. The proposal is described as French Chateau and proposed height is approximately 41-42'. Technically the front yard is facing West King Edward. However, Hudson Street will be the front entry. The secondary suite entry is located at the side yard sunken patio from West King Edward.

Questions to Panel:

1. Can the panel comment on the success of the architectural and landscape design proposals as they relate to the expectations of the First Shaugnessy Guidelines in particular comments pertaining to:
 - Consistency of architectural expression on all facades
 - External material quality and detailing

Applicant's Introductory Comments:

The applicant is proposing to orient entry on Hudson Street which is quieter than King Edward. The house will be located on south east corner to make the house compact and to help retain existing trees. On West King Edward, there is an outdoor space designed to re-inforce the symmetry of the house. The intent is to keep the design formal. Entry is from side yard resulting in a 'compressed entry sequence'. A three car garage, a kitchen garden and a play area for the kids are located at the rear. The floor plans are fairly square and symmetrical. At the main floor of the house there is a covered porch, a grand staircase, and on the north side there is a dining room and kitchen.

The client liked this house type. The design is borrowed from Art Nouveau, using intentionally verified details. Materials proposed are rock dash stucco, natural split face limestone, Duroid shingles. Wrought iron is proposed on the detailing. The tri-partite design is in accordance with First Shaugnessy guidelines with stone base, stucco and dominant roof.

Landscape:

The entrance is moved to the side yard. There is greater variety of tree types to create a buffer on the house. There is added filigree "park within a park", for more privacy. The edge of the property has a variety of shrubs and perennials. Proposed house location improves tree retention. A new gazebo, family garden and pond is proposed. Limestone landscape walls and wrought iron will match the house.

Panel Commentary:

- Entry pattern of context is facing King Edward but Panel members can understand quieter

- orientation off Hudson. However, it may be at the expense of an underwhelming south elevation that reads more as a side elevation.
- Landscape plan is well thought out with usable outdoor rooms in both front and rear yards. Landscape site planning has a compromised entry sequence due to entry at Hudson. Landscape plan is skilfully handled but the application is incomplete because there are no fence, gate or gazebo details. Entry should provide more robust and significant shrubs, massive gates, filigree to offset the weak entry setback.
 - The covered porch at the back seems excessive in that it is a flat roof. It could be a partially covered deck. The lattice under the deck could have a stone base.
 - This is a lightly detailed building and quite elegantly done. The proportion of the entry appears underwhelming in terms of the overall composition and the differing roof pitch. Covered porch on material on the north side is not consistent with the material language of the rest of the project.
 - The stripped down classicism of the proposal is appreciated as this is the edge of First Shaughnessy.
 - The simplicity of the proposal is appreciated. The lattice work is a concern under the deck and the iron work should be consistent on all facades.
 - The house is elegant but the south façade, in particular the western section does not seem consistent. The windows should read more intentional. The south side could be improved by making it more symmetrical.
 - Roof pitches on the house should be consistent. South elevation could be more elegant as it is more visible. Wrought iron could be more formal and elegant. Consider adding transoms above french doors to improve alignment of doors and windows. Larger windows on the east and south side is recommended. Roof line could have more detail to offset the heavy base in terms of the tri-partite expression. Pebble dash stucco finish may be better suited to this expression than rock dash.
 - Lovely and simple house is appreciated.

Chair Summary:

The proposal is well liked by the Panel and the stripped down simplicity of the clean Chateau look is appreciated. There were a few concerns about the proportions and the importance of the south façade as it is most visible. The window arrangement and proportions on the south side is too informal and inconsistent compared to the formal, symmetrical Hudson facade. Comments to improve the elevation include tweaking the proportions of the roofline by adding dormers or some articulation. The western elevation along Hudson is well liked but the proportion of entry might be too narrow. The pitch of the roof could be improved. The use of wrought iron is inconsistent around the building. The wrought iron design can be further improved and redesigned. More windows are encouraged in the east and south elevations. Transoms could be added in the north elevations to unify the façade. The back deck materials, detailing and size of covered deck needs more work because it is inconsistent with the rest of the building.

The landscaping entry sequence lacked required filigree and does not comply strictly to design guidelines. There is not enough attention to the formal entrance in terms of gate design and tall trees. There is no information on the gazebo and iron gates, which would be necessary to make design decisions

Applicant's Response:

The applicant thanked the panel for the comments. The fiber crown and built up wood material was abandoned in conversation with Planning. There will be stone on the cornice and heavy timber materials. The owner added that the deck needed to be covered due to the heat in summer and lack of shade.

EVALUATION: SUPPORT (9 in favor, 0 abstentions, 0 against)